



TOPIC: COMMUNITY

“COMMUNITY” DEFINITION:

The basic structure around which daily life happens: where people live, work, and ~~shop~~ play.

COMMUNITY GOALS

- 1 Provide the opportunity for a variety of housing types to meet the diverse housing needs of current and future residents.**
- 2 Maintain a high level of residential livability.**
- 3 Provide for diversified economic development opportunities for present and future businesses and workforces.**
- 4 Promote a vibrant and sustainable local economy that enhances the prosperity and livability of the community.**
- 5 Promote the preservation and protection of historically and culturally significant resources.**

COMMUNITY **POLICY BUILDING BLOCKS**

Goal

7.1 Provide the opportunity for a variety of housing types to meet the diverse housing needs of current and future residents.

Policy Building Blocks

Policy Principle (Cornerstone)

A variety of housing types are needed to meet the diverse needs of current and future residents

Other Building Blocks (information, actions and results)

- Residents vary in income, household and family size, age, etc. with different housing needs.
- The needs of young people and elderly.
- The needs of future residents may differ from today (due to demographics.)
- Zoning allows opportunities for single-family detached and attached housing with a variety of lot sizes, as well as condominiums and apartments.
- Mixed use residential in close proximity to retail, restaurants and transit.

Assembled Policy (example)

The City shall support zoning that provides opportunities for a variety of housing types **and tenures** that meet the needs, preferences, and financial capabilities of Tigard's households now and in the future.

(Diversify neighborhoods with different housing types)

Dots: 7 green, 1 red

Policy Principle (Cornerstone)

Housing opportunities that are affordable to all incomes should be available.

Other Building Blocks (information, actions and results)

- Workforce housing is a growing need.
- Affordable housing is a regional issue.
- Metro has a voluntary production goal for affordable housing for each jurisdiction. It was recommended that Tigard has set a voluntary goal of 319 affordable housing units, but it was not adopted. The City does not produce or maintain housing units. The need for affordable housing exceeds this number.
- Public/private partnerships and cooperation with Washington County
- The City of Tigard provides tax abatement and a fee subsidy program for affordable housing.

Assembled Policy

The City shall provide incentives and programs (resources) to promote the development and maintenance of affordable housing.

Dots: 7 green, 2 red

Policy Principle (Cornerstone)

Housing should be a priority in the Downtown Urban Renewal Area, Washington Square Regional Center, and other mixed use areas.

Other Building Blocks (information, actions and results)

- Tigard Downtown Improvement Plan calls for an “urban village.”
- Housing, transit, retail, employment and services in close proximity can reduce automobile trips and the need to own a car (or multiple cars).
- Urban Renewal District- will focus public spending in district.
- Makes bicycling and walking more feasible.

Assembled Policy

The City shall provide incentives to maximize the geographic link between housing and multi-modal transportation, retail, services, and employment.

Dots: 9 green

Goal

7.2 Maintain a high level of residential livability.

Policy Principle (Cornerstone)

Accommodating growth while protecting the character and livability of established neighborhoods.

Other Building Blocks (information, actions and results)

- How to define livability?
- New development in existing neighborhoods should be compatible and complementary.
- Metro residential capacity- 3,027 additional units.
- Neighborhood involvement in decisions
- Open space, natural resources, re-naturing, preserve geographic features
- Ability to use a variety of transportation
- A variety of parks that meet community needs- new parks and upgrade existing

Assembled Policy

The City shall establish land use principles that promote and sustain livability in Tigard.

Dots: 7 green

Policy Principle (Cornerstone)

Housing units built and maintained to be safe.

Other Building Blocks (information, actions and results)

- Building code and permits ensure safety
- The City has a Housing Inspection Program, Housing Emergency Fund (to assist occupants in housing found to be unsafe), and an Enhanced Safety Program (Police Dept. program to improve safety of rental properties.)

Assembled Policy

The City shall ensure housing units of all types and tenures will be built and maintained to be safe.

Dots: 7 green

Policy Principle (Cornerstone)

Residential development should incorporate sustainable elements.

Other Building Blocks (information, actions and results)

How to define sustainability?

Strategies for sustainability:

- efficient use of land
- conservation and restoration of natural resources
- easy access to public transit, employment, services, parks, and pedestrian/bike paths
- increased density along major public transit routes can reduce automobile trips.
- easy access to resource efficient design and construction
- the use of renewable energy resources
- mixed use zoning can encourage working, living, and shopping in the same neighborhood.

State incentives for energy efficient site and building design, use of renewable building materials (commercial and rental), appliances, heating systems (single family residences).

Assembled Policy

The City shall provide incentives and technical assistance to incorporate sustainable features (such as the use of native plants, stormwater management, LID), in all new development.

Dots : 7 green, 2 red

(Sustainability definition- development that doesn't negatively impact future generations.)

Goal

7.3 Provide for diversified economic development opportunities for present and future businesses and workforces.

<u>Policy Principle (Cornerstone)</u>
Downtown Tigard Town Center, Washington Square Regional Center, and Metro designated Corridors are important to Tigard's economic future
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Tigard Downtown Improvement Plan: retain existing character, Urban Village.• Urban Renewal District- will focus public spending in district.• Main Street a focal point for the community.• Metro has assigned housing and employment goals to Tigard• Future employment and housing• Enhance their character and identity

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
A city's economy is connected to and impacted by the regional, state, national, and global economy.
<u>Other Building Blocks (information, actions and results)</u>
Organizations involved with economic issues on these levels- Tigard Area Chamber of Commerce, Metro, Washington County, Four County Economic Development Corp., Portland Regional Partners for Business, the Westside Business Alliance.

Assembled Policy

Policy Principle (Cornerstone)

Retaining existing businesses and attracting new ones is important to Tigard.

Other Building Blocks (information, actions and results)

- Communication with businesses
- Local and small businesses
- Economic Development program- economic gardening
- Clustering of sectors

Assembled Policy**Policy Principle (Cornerstone)**

There are underutilized commercial and industrial properties in Tigard.

Other Building Blocks (information, actions and results)

- Metro/State require an adequate supply of industrial and employment land for development.
- Little vacant land for industrial development

Assembled Policy

Goal

7.4 Promote a vibrant and sustainable local economy that enhances the prosperity and livability of the community.

<u>Policy Principle (Cornerstone)</u>
Action should be taken to maintain Tigard's continuing economic vitality.
<ul style="list-style-type: none">• <u>Other Building Blocks (information, actions and results)</u>• Infrastructure• Quality of life• Attract new businesses• Regional cooperation• Economic Development program

Assembled Policy

<u>Policy Principle (Cornerstone)</u>
A city's quality of life and livability can attract employers and innovators
<u>Other Building Blocks (information, actions and results)</u>
Improve appearance of commercial areas.

Assembled Policy

Goal 7.5

Promote the preservation and protection of historically and culturally significant resources.

<u>Policy Principle (Cornerstone)</u>
Historically and culturally significant resources should be protected and preserved.
<u>Other Building Blocks (information, actions and results)</u>
<ul style="list-style-type: none">• Regulation vs. Incentives• Historic designation at the city, state, and national levels for public and private historic sites.• State program freezes property taxes on resources on the National Register of Historic Places (for 15 years)• Property owners rights

Assembled Policy



**City of Tigard Comprehensive Plan
Community Policy Interest Team Meeting Agenda
Thursday, June 28, 2007
6:30-8:30 pm
Red Rock Creek Meeting Room, City Hall,
13125 SW Hall Blvd.**

Agenda for Meeting #2

6:30 – 6:40	Welcome Meeting Objectives Introductions	Sean Farrelly All
6:40 – 7:10	Review and Discussion of draft Housing Policies	Sean Farrelly All
7:10 – 7:55	Overview of Draft Building Blocks for Economy and Historic Resources Discussion: <ul style="list-style-type: none">- additions- changes- deletions	Sean Farrelly All
7:55 – 8:15	Evaluation Exercise and Discussion	All
8:15 – 8:30	Overview of Next Meeting Agenda: Closing Comments Adjourn	Sean Farrelly